

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

January 10, 2013

### Minutes

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:49 pm. The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

**Election of Officers:** The Board unanimously elected the following as Board officers:

Craig Nicholson – President  
Joe Mora – Vice President  
Mary Mason – Secretary  
Jaime Escobedo – Treasurer  
Lisa Welch – Member-at-Large or 2<sup>nd</sup> VP

**Meeting Minutes:** The **December Board Meeting minutes** (12/13/12) were **approved** as presented.

#### Treasurer's Report:

	December '12	YTD
Total Income	65,071.55	836,764.38
Operating Expenditures	38,814.11	396,246.26
Reserve Expenditures	47,312.24	494,873.22
Total Expenditures	86,126.35	891,119.48
Transfer to Reserve	0.00	(201,467.70)
Transfer from Reserve	20,000.00	255,399.00
Total in Savings	1,344,144.74	
Total Assets	1,371,359.86	

James N. reported Operating Expenses are approximately 5% below budget; also noted the Reserve expenditures were applied to siding repair work and preparation for exterior painting.

The December Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, mulching, one tree removed – replacement needed/in progress and noted the eucalyptus tree treatment was scheduled for January 2013. The Board unanimously **approved** the proposed **irrigation improvements** to building 7610 (\$4,025), with Joe M. abstaining.

#### Old Business

Items addressed:

- **Cleaning service:** Lisa W. gave a brief report on Master Clean's work in the pool area.
- **Dry rot repairs:** Sea View Constr. continues prepping buildings for exterior paint.
- **Exterior painting:** James N. reported bldg. 7626 to be worked next; approx. \$71,800 paid so far to Affordable Painting on the agreed upon \$240,240 project agreement.

- **Entrance Directory upgrade:** Tabled

No other Old Business

## **New Business**

Items addressed:

- **Exercise Room:** Lisa W. reported a workout bench stolen from the Exercise Rm.; replacement cost \$100 – 150. Board unanimously **approved** replacement of the bench; Lisa W. will follow up.
- **Outstanding fee collection effort:** Jaime E. reported on the feasibility of involving credit-reporting agencies in collection of unpaid association dues; no action taken.
- **Recording Liens** – Board unanimously **approved** filing a lien on unit 314 for delinquent association dues.
- **Statement of Information** (Bartlein & Co., Inc) – James N. distributed company information to the Board.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:30 pm.

The next Board meeting is scheduled for Thursday, February 14, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe